This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 303014 DEEDWARR
10/21/2019 09:21:40 AM 2 pgs
Fees: $13.00 Taxes: $603.10
20191021-0107351

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 163,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th of October, 2019.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Holding, LLC
214 2nd Avenue N Ste 203
Nashville, TN 37201

SEND TAX BILLS TO:
Music City Holding, LLC
214 2nd Avenue N Ste 203
Nashville, TN 37201

MAP AND PARCEL NUMBER: Tax ID #: 07213029700

WARRANTY DEED

19NT01035

Effective the 15th of October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dwight J. Ford and wife, Cherica Ford

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music City Holdings, LLC a Texas limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Springdale Subdivision as of record in Book 974, Page 18, said Register's Office for said County.

Being the same property conveyed to Dwight J. Ford and wife, Cherica Ford, by Warranty Deed from Phillip B. Green, dated 09/30/2002 and recorded 11/11/2002 as Document No. 20021111-0138791, Register's Office for Davidson County, TN.

This is an improved property commonly known as 915 West Ave, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used,

the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our ~~hands~~ this the 15th of October, 2019.

Dwight J. Ford

Cherica Ford
Cherica Ford

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Dwight J. Ford and Cherica Ford**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th of October, 2019.

Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY